101.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,200 / 679,200
					USE VALUE:	679,200 / 679,200
					ASSESSED:	679,200 / 679,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAHMOUSH STEPHEN J & LAUREN M
Owner 2:	
Owner 3:	
Street 1:	31 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAHMOUSH STEPHEN J -
Owner 2:	-
Street 1:	31 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,250 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7250.000	232,900		446,300	679,200
Total Card	0.166	232,900		446,300	679,200
Total Parcel	0.166	232,900		446,300	679,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.92 | /Parcel: 458.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65280
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!8105!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,900	0	7,250.	446,300	679,200	679,200	Year End Roll	12/18/2019
2019	101	FV	191,700	0	7,250.	452,600	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	190,900	0	7,250.	337,900	528,800	528,800	Year End Roll	12/20/2017
2017	101	FV	190,900	0	7,250.	306,000	496,900	496,900	Year End Roll	1/3/2017
2016	101	FV	190,900	0	7,250.	293,300	484,200	484,200	Year End	1/4/2016
2015	101	FV	190,000	0	7,250.	248,600	438,600	438,600	Year End Roll	12/11/2014
2014	101	FV	190,000	0	7,250.	235,900	425,900	425,900	Year End Roll	12/16/2013
2013	101	FV	190,000	0	7,250.	224,400	414,400	414,400		12/13/2012

PRINT

Date	Time
12/10/20	22:41:30

LAST REV

Date	Time
08/20/20	10:14:48
danam	
8105	

USER DEFINED

Prior Id # 1:	65280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAHMOUSH STEPHE	1547-112	1	8/1/2019	Convenience	100	No	No		
TAHMOUSH JANE E	1479-52		9/21/2015	Estate/Div	270,000	No	No		
	935-169		7/1/1980		70,000	No	No		Jane E Tahmoush dod 7/12/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	622	Addition	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/8/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/5/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7250		Sq. Ft.	Site		0	70.	0.88	5									446,250						446,300	

Total AC/HA:	0.16644	Total SF/SM:	7250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	446,250	Spl Credit		Total:	446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	78020
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316397
Depreciation:	83529
Depreciated Total:	232868

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

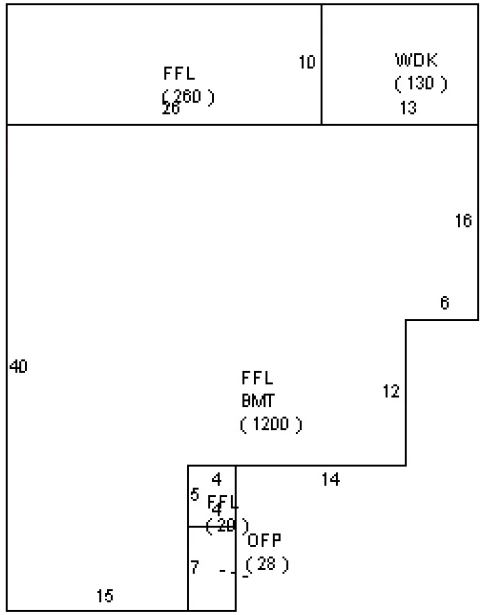
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	82.06
Final Total:	232900	Val/Su SzAd	157.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,480	127.920	189,321
BMT	Basement	1,200	38.380	46,051
WDK	Deck	130	13.660	1,775
OFP	Open Porch	28	43.890	1,229

Net Sketched Area:	2,838			Total:	238,376
Size Ad	1480	Gross Are	2838	FinArea	1480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

101.0-0005-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	